

Township of Lawrence
Mercer County NJ
Department of Community Development

SP-4/25
ZB-7/25

Land Use Application Master Checklist

Name of Applicant: Limitless Land Holding, LLC

Block No. 1306 Lot No(s) 11-14 & 71-74

- | Required for all applications: | | Complete form: |
|--|--|----------------|
| <input checked="" type="checkbox"/> | General Information | Form G-1 |
| <input checked="" type="checkbox"/> | Certifications | Form C-1 |
| <input checked="" type="checkbox"/> | Taxpayer Identification number & certification | IRS form W-9 |
| Type of approval sought (check all as appropriate): | | |
| <input type="checkbox"/> | Appeal from decision of Administrative Officer | Form A-1 |
| <input checked="" type="checkbox"/> | Bulk Variance (parcel) | Form B-1 |
| <input type="checkbox"/> | Bulk Variance (signage) | Form B-2 |
| <input type="checkbox"/> | Bulk Variance (homeowner) | Form B-3 |
| <input checked="" type="checkbox"/> | Contribution Disclosure Statement | Form DS-1 |
| <input type="checkbox"/> | Conditional Use | N/A |
| <input type="checkbox"/> | Informal | N/A |
| <input type="checkbox"/> | Interpretation | N/A |
| <input type="checkbox"/> | Lot Consolidation | N/A |
| <input type="checkbox"/> | Site Plan, Informal | N/A |
| <input type="checkbox"/> | Site Plan, Waiver | N/A |
| <input type="checkbox"/> | Site Plan, Minor | N/A |
| <input checked="" type="checkbox"/> | Site Plan, Preliminary Major | N/A |
| <input checked="" type="checkbox"/> | Site Plan, Final Major | N/A |
| <input checked="" type="checkbox"/> | Subdivision, Minor | N/A |
| <input type="checkbox"/> | Subdivision, Preliminary Major | N/A |
| <input type="checkbox"/> | Subdivision, Final Major | N/A |
| <input checked="" type="checkbox"/> | Use Variance | Form U-1 |
| <input type="checkbox"/> | Other (specify) | N/A |

List all accompanying material:

<u>Description</u>	<u>Number Submitted</u>
<u>Minor Subdivison, Use Variance, Bulk Variance and Site Plan of 28 Lawn Park Avenue</u>	
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List name & address of all expert witnesses expected to testify:

<u>Nicholas Nassiff, PP, AICP - 63 Moran Avenue, Princeton NJ 08540</u>
<u>Eric Rupnirain, P.E. - 1509 NJ-179, Lambertville, NJ 08530</u>
<u>Steve Cohen, AIA, PP - 63 Moran Avenue, Princeton, NJ 08540</u>
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General Information

1. Applicant:

Name Limitless Land Holding, LLC Phone 609-851-2834
Address 28 Lawn Park Avenue Fax _____
Lawrenceville, NJ 08648 Email markwonka007@gmail.com

2. Owner of land (as shown on current tax records):

Name Same as above Phone _____
Address _____ Fax _____
_____ Email _____

3. Attorney (where applicable):

Name Robert F. Casey, Esq. Phone 609-896-2000 x123
Address Lenox Law Firm Fax 609-895-1693
136 Franklin Corner Road Email rfcasey@lenoxlaw.com
Lawrenceville, NJ 08648

4. Engineer (where applicable):

Name Eric Rupnirain, P.E. Phone 609-397-1505
Address 1509 NJ-179 Fax _____
Lambertville, NJ 08530 Email ebr@gbamail.com

5. If the applicant is a corporation or partnership, list the names and addresses of all stock holders or partners owning a 10% or greater interest in said corporation or partnership in accordance with P.L.1977 Ch.336.

Mark Wonka and Alla Spilatro
Marek Wonka, Managing Member

6. Location of Land:

Lot No(s) 11-14 & 71-74 Block(s) 1306 Tax Map Pg(s) _____ Map No. 173
Street(s) Lawn Park Avenue and Meriline Avenue

7. Zoning designation of parcel (see Zoning Map): R-4


8. Name of proposed development: 28 Lawn Park Avenue Subdivision

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Certifications

Certification of applicant:


I/we do hereby certify that all statements made herein and in any documents submitted herewith are true and accurate.

Applicant's signature  Date November 11, 2025
Marek Wonka, Managing Member for Owner/Applicant
(Print or type name)

Owner's consent to filing of application:

If the applicant is not the owner of the property, have owner sign below or file with the application a letter signed by the owner consenting to the application.


I am the current owner of the subject property and am aware of and consent to the filing of this application.

Owner's signature  Date _____

(Print or type name)

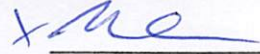
Acceptance of reasonable review & inspection costs:

I/we do hereby agree to pay all reasonable costs for professional review of the plan(s) and material submitted herewith and for subsequent township inspection of any improvements to be constructed in connection therewith or future bond releases, where such inspection is required.

Applicant's signature  Date November 11, 2025
Marek Wonka, Managing Member for Owner/Applicant
(Print or type name)

Authorization for township officials to enter upon property:

I/we do hereby grant authorization to township officials, including Planning or Zoning Board members, to enter upon the subject property for the purpose of inspection related to this application.

Owner's signature  Date November 11, 2025
Marek Wonka, Managing Member for Owner/Applicant
(Print or type name)

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Bulk Variance (Parcel) ****PROPOSED LOT 1****

Existing and proposed property dimensions as compared to the zoning ordinance requirements:

	Permitted for zone in which property is located	Permitted for zone where proposed use is allowed ⁽¹⁾	Existing	Proposed	Extent of variance requested
LOT DATA					
Lot Area	7500 SF	SF	16800 SF	9300 SF	SF
Lot Frontage	60 FT	FT	120 FT	120 FT	FT
Lot Width	FT	FT	120 FT	120 FT	FT
Lot Depth	FT	FT	59.59FT	140 FT	FT
Parking Spaces					
Floodplain Buffer (if applicable)	FT	FT	FT	FT	FT
Total Impervious Coverage	0.6 %	%	0.47 %	0.57 %	%
PRINCIPAL BUILDING					
Front Yard setback	30 FT	FT	*4.9 FT	*4.9 FT	*5.1 FT
Left Side Yard setback	10 FT	FT	89.2 FT	89.2 FT	FT
Right Side Yard setback	10 FT	FT	10.2 FT	*9.8 FT	*0.2 FT
Rear Yard setback	35 FT	FT	*34.7 FT	18.1 FT	16.6 FT
Floor Area Ratio					
Building Height	FT	FT	26.2 FT	26.2 FT	FT
ACCESSORY BUILDING					
Side Yard setback	FT	FT	*1.0 FT	FT	FT
Rear Yard setback	FT	FT	*2.6 FT	FT	FT
Dist. to Other Building	FT	FT	*37.5 FT	FT	FT

(1) Complete this column with a Use Variance application only

Mark any pre-existing variance with an " * ".

ACCESSORY STRUCTURE TO BE REMOVED

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Bulk Variance (Signage)

Existing and proposed signage requirements as compared to the zoning ordinance requirements:

	Permitted for zone in which property is located	Existing	Proposed	Extent of variance requested
Freestanding Sign				
Number	N/A			
Area	SF	SF	SF	SF
Setback	FT	FT	FT	FT
Height	FT	FT	FT	FT
Façade Sign				
Number				
Area	SF	SF	SF	SF

Mark any pre-existing variance with an “ * ”.

